

13/3 BLANDFIELD

BROUGHTON, EDINBURGH, EH7 4QJ

2 BED | 1 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

Situated within an established modern development in Broughton, this bright and well-presented ground-floor flat has been thoughtfully enhanced by the current owner, with a stylish upgraded bathroom and new windows.

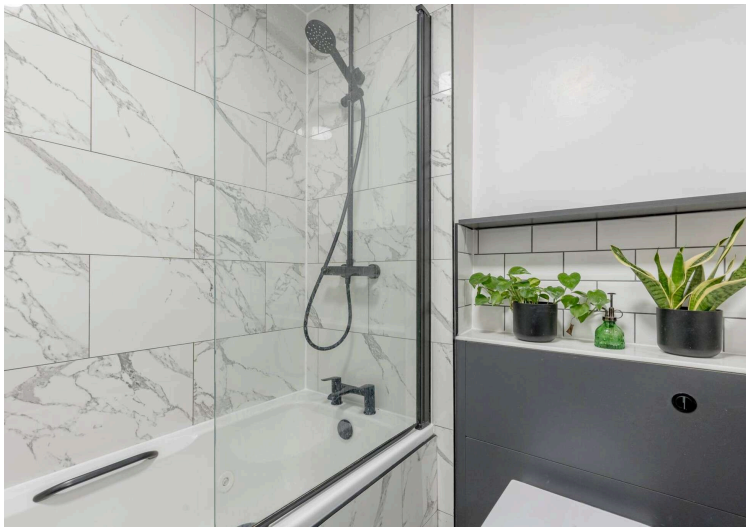
The sitting room/dining room is filled with natural light, with patio doors opening directly onto the garden. A fireplace with an electric coal-effect fire creates a cosy focal point, while bifold louvred shutters flank the patio doors and practical laminate flooring runs underfoot. There is ample space for both comfortable seating and a dining area.

KEY FEATURES

- Bright and well presented ground floor flat.
- Two double bedrooms.
- Private garden to the rear.
- Two unallocated residents parking permits.
- Situated in the popular area of Broughton, between Leith and Bellevue.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - D







The separate kitchen is fitted with a range of wall and base-mounted cabinetry, incorporating an electric hob and oven. A washing machine is also provided, along with space for a freestanding fridge/ freezer. Both double bedrooms are positioned to the front of the property. Bedroom one benefits from fitted mirrored wardrobes, while a further hall cupboard provides useful additional storage and houses the boiler. The smart, modern bathroom completes the internal accommodation, fitted with a Jacuzzi bath and mains-powered rainfall shower over, WC and wash hand basin. Heating and hot water are provided by electricity.

Externally, the property enjoys an enclosed private rear garden, mainly laid to lawn, providing a pleasant outdoor space. Residents' permit-holder parking is available within the development.







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THE LOCAL AREA

Situated just to the north of Edinburgh's city centre, Broughton is a lively and eclectic neighbourhood that perfectly blends historic charm with modern convenience. Known for its vibrant atmosphere, this area boasts a wide range of independent shops, cafes, and restaurants, making it a haven for both locals and visitors looking to enjoy a more relaxed pace of city life without straying too far from the action. Broughton is well-connected to Edinburgh's city centre, with easy access to public transport and just a short stroll to the iconic Princes Street and the historic Old Town. Whether you're looking for a leisurely walk through the nearby Royal Botanic Garden or to explore the charming streets lined with Georgian townhouses, Broughton offers something for everyone. Its close proximity to Edinburgh's business district and popular attractions like the Edinburgh Playhouse Theatre, and the bustling St. Andrew Square, makes Broughton a sought-after location for those seeking both convenience and character. With a growing community, plenty of green spaces, and a welcoming atmosphere, Broughton offers the perfect mix of city living with a neighbourhood feel.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Please note the shelves in the sitting room will not be included in the sale.

The development is factored by First Port with an approximate monthly cost of £160.

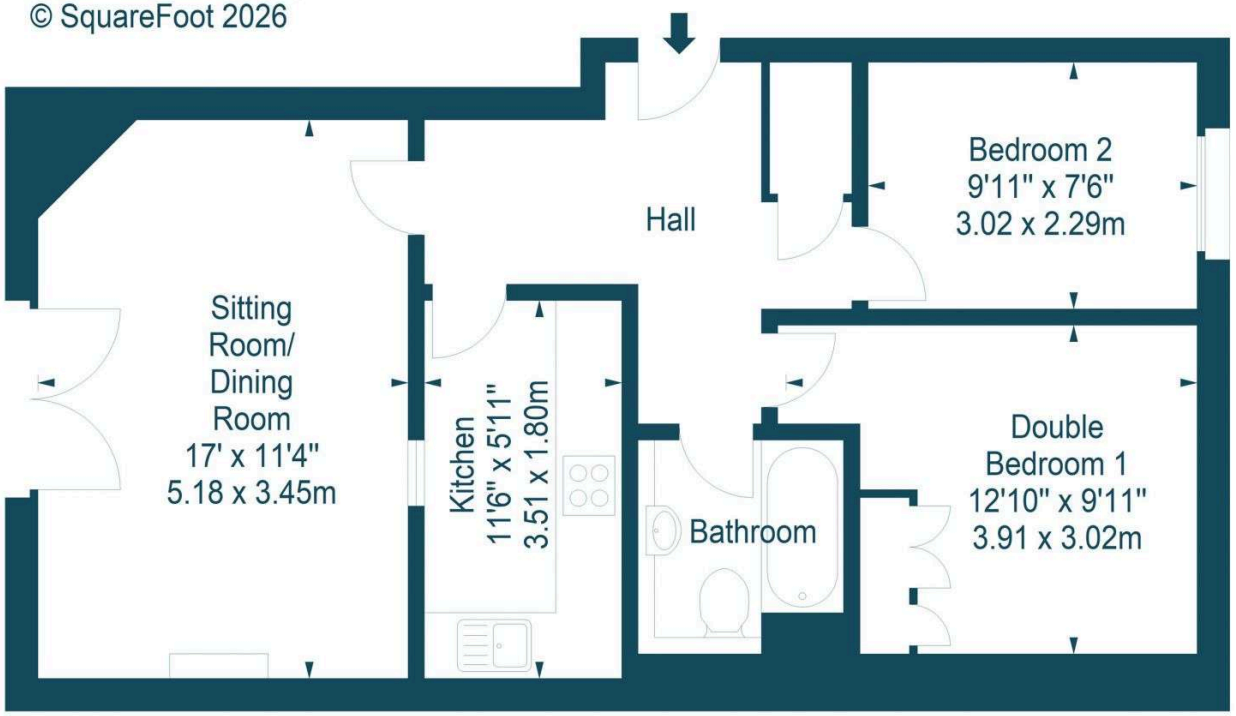
HOME REPORT VALUATION: £240,000


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Blandfield,
Edinburgh,
Midlothian, EH7 4QJ

SquareFoot

Approx. Gross Internal Area
618 Sq Ft - 57.41 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.